

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-1261-000

September 04, 2013
Tax Year: 2010
Certificate Number: 4564.0000

BEG AT SW COR OF JACKSON HTS S 16 1/2 DEG E 15 2/10 FT S 72 DEG W 184 3/10 FT N 16 DEG 46 MIN W 30 FT
FOR POB CONTINUE N 16 DEG 46 MIN W 68 75/100 FT S 74 DEG 15 MIN W 134 25/100 FT N 16 DEG 46 MIN W 73
62/100 FT S 76 DEG 14 MIN W 75 9/100 FT S 16 DEG 46 MIN E 152 67/100 FT N 72 DEG 11 MIN E 209 FT TO POB OR
4264 P 172 E 1/2 OF LT 26 AND LTS 27 29 OF UNRECORDED PLAT PART OF LT 95 LESS OR 1699 P 188 ODELL
LESS OR 2186 P 755 LEE PLAT DB 128 P 575 CA 167

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
4564.0000	07-1261-000	06/01/2011	34-2S3-009 BEG AT SW COR OF JACKSON HTS S 16 1/2 DEG E 15 2/10 FT S 72 DEG W 184 3/10 FT N 16 DEG 46 MIN W 30 FT FOR POB CONTINUE N 16 DEG 46 MIN W 68 75/100 FT S 74 DEG 15 MIN W 134 25/100 FT N 16 DEG 46 MIN W 73 62/100 FT S 76 DEG 14 MIN W 75 9/100 FT S 16 DEG 46 MIN E 152 67/100 FT N 72 DEG 11 MIN E 209 FT TO POB OR 4264 P 172 E 1/2 OF LT 26 AND LTS 27 29 OF UNRECORDED PLAT PART OF LT 95 LESS OR 1699 P 188 ODELL LESS OR 2186 P 755 LEE PLAT DB 128 P 575 CA 167

2012 TAX ROLL

GALVEZ NELY
3001 ROTHSCHILD DR
PENSACOLA , Florida 32503

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

tda2012 (Taimur Jamil)

Applicant's Signature

08/28/2013

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 28, 2013 / 130737

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4564.0000**, issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 07-1261-000**

Certificate Holder:

PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:

GALVEZ NELY
3001 ROTHSCHILD DR
PENSACOLA, FLORIDA 32503

Legal Description: 34-2S3-009

BEG AT SW COR OF JACKSON HTS S 16 1/2 DEG E 15 2/10 FT S 72 DEG W 184 3/10 FT N 16 DEG 46 MIN W 30 FT
FOR POB CONTINUE N 16 DEG 46 MIN W 68 75/100 FT ...

See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	4438.0000	06/01/12	\$983.38	\$0.00	\$58.39	\$1,041.77
2011	4564.0000	06/01/11	\$1,022.25	\$0.00	\$63.25	\$1,085.50

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	4063.0000	06/01/13	\$853.63	\$6.25	\$42.68	\$902.56

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$3,029.83
\$0.00
\$150.00
\$75.00
\$3,254.83
\$3,254.83
\$12.50

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFC
Senior Deputy Tax Collector

Date of Sale: 7th July 2014

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

3/25/2009

EXHIBIT A

The mortgages described in the foregoing assignment are described more particularly in the following list which sets forth the names of the mortgagors under such mortgages (the last name of each such mortgagor appearing first), the original principal balance of the promissory note secured thereby, and the o.r. book and page number of the public records of the county and state listed below, where such instruments are recorded.

State of : FL

County of : Escambia

1546860400	GATES SHEILA	3744	0920	140,400.00
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1550326400	LEWIS SHIRLEY W	3978	711	129,450.00
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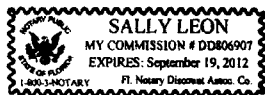
1550792600	BATEMAN WILLIS L	4038	778	133,800.00
	BATEMAN CAROLYN J			

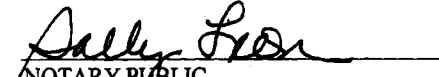
1554419000	GALVEZ NELY	4397	1656	121,890.00
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ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9 day of March, 2009, by C.T. Witherington, Senior Vice President of Walter Mortgage Company, successor by merger to Mid-State Homes, Inc., as attorney in fact for Wilmington Trust FSB, Owner Trustee, he is personally known to me and did not take an oath.




NOTARY PUBLIC
Print Name: Sally Leon
My Commission Expires: 09/19/2012

THIS INSTRUMENT PREPARED BY:
Jeffrey P. Thofner, Attorney at Law
P. O. Box 31601
Tampa, FL 33631-3601

AFTER RECORDING RETURN TO:
Walter Mortgage Company
P. O. Box 31601
Tampa, FL 33631-3601
Attn: C. T. Witherington

FLORIDA
ASSIGNMENT OF MORTGAGE

THIS ASSIGNMENT OF MORTGAGE, dated March 9, 2009, from Wilmington Trust FSB, Owner Trustee, having an address of P.O. Box 31601, Tampa, Florida 33631-3601 ("Assignor"), to Wilmington Trust FSB, as Owner Trustee, having an address of c/o Walter Mortgage Company, P.O. Box 31601, Tampa, Florida 33631-3601 Attention: Tax Department ("Assignee").

THIS ASSIGNMENT IS DONE TO CORRECTLY IDENTIFY THE MAILING ADDRESS OF WILMINGTON TRUST FSB FOR THE MORTGAGES CONTAINED HEREIN.

WITNESSETH:

FOR VALUE RECEIVED, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, and does mortgage and grant a security interest in those certain mortgages contained on "Exhibit A" attached hereto, together with the debts thereby secured, the notes therein described, and all interest and lien of the Assignor in and to the lands and property conveyed by said mortgages without recourse; said mortgages appear of record in the Public Records of Escambia County, Florida.

TO HAVE AND HOLD unto the said Assignees, its successors and Assigns, FOREVER.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed on the day and year first above written.

Executed this 9 day of March, 2009.

(seal)

ATTEST

By:

Name:

Title:

Vance Nelson

Asst. Secretary

P. O. Box 31601, Tampa,
Florida 33631-3601

WITNESS:

Print Name:

Lauren D'Amico

WITNESS:

Print Name:

Vivian Hutcheson

Wilmington Trust FSB, Owner Trustee

By: Walter Mortgage Company, successor by
merger to Mid-State Homes, Inc., Attorney-
in-Fact for Wilmington Trust FSB.

By:

Name:

Title:

C.T. Witherington

Senior Vice President

P. O. Box 31601, Tampa, Florida
33631-3601

That portion of Section 34, Township Two (2) South, Range Thirty (30) West, described as follows: Commencing at the permanent reference monument at the Southwest corner of the subdivision, "Jackson Hgts.", according to plat filed in Plat Book 1 at page 57 of the records of said County; thence south sixteen (16) degrees thirty (30) minutes East a distance of fifteen and 2/10 (15.2) feet; thence South seventy-two (72) degrees eleven (11) minutes West a distance of one hundred eighty-four and 3/10 (184.3) feet; thence North sixteen (16) degrees forty-six (46) minutes West a distance of thirty (30) feet for point of beginning; thence continue North sixteen (16) degrees forty-six (46) minutes West a distance of sixty-eight and 75/100 (68.75) feet; thence South seventy-four (74) degrees fifteen (15) minutes fifteen (15) seconds West a distance of one hundred thirty-four and 25/100 (134.25) feet; thence North sixteen (16) degrees forty-six (46) minutes West a distance of seventy-three and 62/100 (73.62) feet; thence South seventy-six (76) degrees fourteen (14) minutes West a distance of seventy-five and 9/100 (75.09) feet; thence South sixteen (16) degrees forty-six (46) minutes East a distance of one hundred fifty-two and 67/100 (152.67) feet; thence North seventy-two (72) degrees eleven (11) minutes East a distance of two hundred nine (209) feet to the point of beginning; together with a perpetual easement with right of ingress and egress to the above described property in to and over four lanes each thirty (30) feet wide, in, over, through, and across a portion of said Section Thirty-four (34), Township Two (2) South, Range Thirty (30) West, described as follows: The West line of one lane known as "Wiggins Avenue" extends North sixteen (16) degrees forty-six (46) minutes to an intersection with "Jackson Street" from a point referenced as follows: Commencing at the permanent reference monument at the Southwest corner of the subdivision, "Jackson Heights" according to the survey and plat of the same filed in Plat Book 1 at Page 57 of the said County; thence South sixteen (16) degrees thirty (30) minutes East fifteen and 2/10 (15.2) feet; thence South seventy-two (72) degrees eleven (11) minutes West one hundred eighty-four and 3/10 (184.3) feet; the South line of another lane known as "South Lane" extends from said referenced point South seventy-two (72) degrees eleven (11) minutes West to the East right of way line of the Frisco Railroad right of way; another lane known as "Frisco Circle" extends from the Western terminus of South Lane Northward with the East right of way line of the Frisco Railway to an intersection with Jackson Road with the East right of way line of the Frisco Railroad as its Western boundary; another lane known as "Gaffney Street" extends South eighty (80) degrees twenty-eight (28) minutes West from a point on the above described West line of Wiggins Avenue three hundred five (305) feet North from the Southern terminus to an intersection with Frisco Circle; all in accordance with plat drawn by C.H. Overman, C.E. on October 10, 1941, showing the above described lanes and the property above conveyed, copy of which said plat is attached to deed from J.F. Gaffney and wife to A.C. Wiggins recorded in Deed Book 168 at page 242 of the public records of said County.

Less property described in Official Records Book 2186, Page 755 and Official Records Book 1699, Page 188.

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-599705

RCD Apr 19, 1999 09:57 am
Escambia County, Florida

The Mortgagor further covenants to keep said property and the buildings now located thereon or hereafter to be erected thereon in good repair and to permit, commit or suffer no waste, impairment or deterioration thereof, and to comply strictly with all laws and governmental regulations and rules affecting said property or its operation.

It is further covenanted and made the essence hereof that in case of default for thirty days in the payment of any sums of money to be paid hereunder by the Mortgagor or in the performance of any of the covenants herein on the part of the Mortgagor to be performed, then it shall be optional with the Mortgagee to consider all unmatured indebtedness or liability secured hereby, including any additional sums hereunder advanced and secured hereby and any interest due thereon, as immediately due and payable, without demand and without notice or declaration of said option, and the Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all monies secured hereby, including the right to foreclose the lien hereof.

Upon default of payment by the Mortgagor, the Mortgagee may charge and collect 10% interest on all installments of the amount financed and finance charges payable by the terms of this instrument then owing and all other sums that may hereafter be or become owing, including but not limited to, late charges, attorneys' fees and court costs.

Notwithstanding any provision in this Mortgage to the contrary, no interest or finance charges, or other payments in excess of those permitted by law shall accrue or become payable under the note secured by this Mortgage and any excessive payments which may be made shall be applied to the amount financed in reduction of the balance of the note secured by this Mortgage.

Upon the sale or transfer of the premises described herein, or any part thereof, the whole of said indebtedness less any unearned Finance Charge shall, at the option of the Mortgagee, become immediately due and payable. Any such sale or transfer between Mortgagor and spouse shall not fall within the provisions of this paragraph.

The Mortgagor hereby waives all right of homestead exemption and any other exemption with respect to Mortgagee's rights granted by the Constitution and laws of Florida with respect to the property described in this Mortgage. It is specifically agreed that time is of the essence of this contract and that no waiver by the Mortgagee or any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the obligation secured hereby.

It is covenanted and agreed that the terms "Mortgagor" and "Mortgagee" are for convenience herein employed, and any pronouns used in connection therewith, shall be construed to include the plural as well as the singular number, and the masculine, feminine and neuter gender, whenever and wherever the context so admits or requires; and that all covenants and obligations of the respective parties hereto shall extend to and be obligatory upon their heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the said Mortgagor has hereunto set his hand and seal on the 18 day of FEBRUARY, 1999.
Signed, sealed and delivered in the presence of:

JASON PIPER
JASON PIPER
5014 S. K. ROLL

NELY GALVEZ (SEAL)
NELY GALVEZ (SEAL)
H26 LEGAL ADDRESS
DAWACOLA BL 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY That on this day, personally appeared NELY GALVEZ, and N/A,
Mortgagor(s), who are personally known to me or have produced FLDL G41263, 496860 as identification and who did not take an oath,
acknowledged they signed the foregoing instrument.

WITNESS my hand and official seal in the County and State last foresaid this 18 day of February, 1999.
My Commission Expires:

June 3, 2001



Tara Howard
(Signature of Notary)
Tara HOWARD
(Print Name of Notary)
Notary Public
(Print Title)
CC 652386
(Serial Number, if any)

FILED FOR record the _____ day of _____, 19____, and recorded in Mortgage Book _____,
Page _____ of the public records of _____ County, Florida.

THIS INSTRUMENT PREPARED BY
THIS INSTRUMENT PREPARED BY
Thomas E. Portsmouth Attorney
OF JIM WALTER BOWEN INC.
Tampa, Florida 33631-3601

Clerk, Circuit Court

Amount Financed \$ 50,460.00
Finance Charge \$ 71,430.00
Total of Payments \$ 121,890.00

Pensacola
186530
OR BK 4397 PG1656
Escambia County, Florida
INSTRUMENT 99-599705

THIS MORTGAGE IS BEING EXECUTED TO CORRECT AN ERROR APPEARING IN THAT CERTAIN MORTGAGE ORIGINALLY EXECUTED BETWEEN THE PARTIES HERETO ON 1/22/99, WHICH IS UNRECORDED.

INTANGIBLE PENALTY PD @ ESC CO \$ 10.09
04/19/99 ERNIE LEE MORRIS, CLERK
By: James T. Silley

INTANGIBLE INTEREST PD @ ESC CO \$ 1.06
04/19/99 ERNIE LEE MORRIS, CLERK
By: James T. Silley

MTB DOC STAMPS PD @ ESC CO \$ 176.75
04/19/99 ERNIE LEE MORRIS, CLERK
By: James T. Silley

INTANGIBLE TAX PD @ ESC CO \$ 100.92
04/19/99 ERNIE LEE MORRIS, CLERK
By: James T. Silley

MORTGAGE - FLORIDA - JIM WALTER HOMES, INC.

THIS MORTGAGE, Made this 18 day of February, 19 99 between Nely Galvez, Single of Escambia County, Florida, hereinafter called Mortgagor and JIM WALTER HOMES, INC., a Florida Corporation, with offices at 1500 North Dale Mabry, Tampa, Florida, 33607 hereinafter called Mortgagee.

WITNESSETH: That Mortgagor, in consideration of the mutual covenants and conditions herein contained and other valuable consideration delivered by the Mortgagee to the Mortgagor, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer, convey and confirm unto Mortgagee the property situated in Escambia County, Florida, described as:

Buyers Property consists of one half Acre more or less and is located at 401 Wiggins Ave, Escambia County, Pensacola Fl. 32505. Legal description to be determined by deed or survey.

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601

XXX SEE ATTACHED EXHIBIT "E" XXX

TOGETHER WITH all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and all houses, buildings, structures and other improvements now on said land or that hereafter may be erected or placed thereon, and added thereto, and all fixtures attached thereto and all rents, income, issues and profits accruing and to accrue therefrom:

TO HAVE AND TO HOLD the above described property, and said improvements unto the Mortgagee, its successors and assigns, in fee simple.

Mortgagor hereby covenants with Mortgagee that Mortgagor is lawfully seized of the fee simple title to the above described property and has full power and authority to grant, bargain, sell and mortgage the same to the Mortgagee; that said property is free and discharged from all liens, encumbrances and claims of every kind, including taxes and assessments except the lien of taxes that may not yet be due and payable; that said Mortgagor, his heirs, legal representatives and successors, shall warrant and defend the title to said property unto the Mortgagee against the lawful claims and demands of all persons whomsoever, and will make such further assurances to perfect the fee simple title to said property in the Mortgagee as may be reasonably required.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if Mortgagor shall promptly pay to Mortgagee one certain promissory note, of even date herewith, made by Mortgagor to Mortgagee in the amount of \$ 121,890.00 payable in equal monthly installments of \$ 406.30 each, the first installment to become due and payable on the "Payment Commencement Date" as set forth in the Completion Notice to be mailed or delivered by Jim Walter Homes upon "release" (as that term is defined in the Limited Warranty) of the House by Jim Walter Homes, Inc. and one installment to become due and payable on the same day of each succeeding month until payment in full; unless otherwise shown on the face hereof, the Payment Commencement Date shall be deemed to be nine (9) months from the date of this Mortgage (if not sooner paid, the entire outstanding indebtedness shall be due and payable 300 months from the Payment Commencement Date) and shall pay all other indebtedness or liability that may become due or owing hereunder and shall faithfully and promptly comply with and perform each and every other covenant and provision contained herein on the part of Mortgagor to be complied with and performed, then this Mortgage and the estate hereby created shall cease, determine and become null and void. Upon full payment, as above provided, Mortgagee shall, at Mortgagor's request and expense, execute a satisfaction of this Mortgage.

Mortgagor further covenants and agrees with the Mortgagee as follows:

To pay the indebtedness recited in and evidenced by said note and any extensions or renewals thereof, and all other indebtedness or liability hereby secured, however created or evidenced; to pay all taxes, assessments, levies, liens and encumbrances of every kind and nature on said property and upon this Mortgage and contract and the monies secured hereby promptly when due and before delinquency thereof; to pay all costs and expenses incurred or paid by the Mortgagee in collecting the indebtedness hereby secured or in enforcing or protecting the rights and security of the Mortgagee hereunder, including actual court costs and reasonable attorney's fees if referred to an attorney, who is not a salaried employee of Mortgagee or its assigns; to keep all buildings and structures now or hereafter erected upon the mortgaged premises permanently insured against physical damage or loss from fire, lightning and extended coverage to the extent of the lesser of the actual cash value of the house or the indebtedness secured by this Mortgage. Mortgagor must maintain the required insurance coverage from the date the roofing shingles are affixed to the house until Mortgagor's obligations under the contract executed with reference to this Mortgage are fully discharged. The required policy or policies shall contain a clause making the proceeds payable to Mortgagee to the extent of its interest in the property. Mortgagee reserves the right to refuse to accept an insurer offered by the Mortgagor if the policy is not in the form or the amount acceptable to the Mortgagee.

It is further covenanted that the Mortgagee may at its option, but in no event shall it be obligated to do so, advance money that should have been paid by Mortgagor hereunder in order to protect said property or the lien or security hereof, and Mortgagor agrees without demand to forthwith repay such money which amount shall bear interest from the date so advanced until paid at the rate of 10% per annum (but in no event shall the rate exceed the maximum rate permitted under Florida law), and shall be considered as so much additional indebtedness secured hereby; but no payment by the Mortgagee of any such money shall be deemed a waiver of the Mortgagee's right to declare any sums hereunder due by reason of the default or violation of Mortgagor in any of his covenants hereunder.

The Mortgagor agrees that any sum or sums which may be loaned or advanced by Mortgagee to the Mortgagor at any time within twenty (20) years from the date of this Mortgage, shall be equally secured with and have the same priority as the original indebtedness hereunder and shall be subject to all the terms and provisions of this Mortgage; provided that the aggregate amount of the principal outstanding at any time shall not exceed one hundred fifty percent (150%) of the amount originally secured hereby. Nothing contained herein shall obligate Mortgagee to make any such loans or advances.

OR BK 4264 PGO 174
Escambia County, Florida
INSTRUMENT 98-488865
RCD Jun 02, 1998 08:20 am
Escambia County, Florida

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-488865

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 401 Wiggins Avenue

Legal Address of Property: 401 Wiggins Avenue, Pensacola, Florida 32505

The County (accepted) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company
4501 Twin Oaks Drive, Suite 101
Pensacola, Florida 32506

AS TO SELLER(S):

Irene N. Moore
Irene N. Moore

C E R

Witness to Seller(s)

L. Salter
L. SALTER

C E Ruder

AS TO BUYER(S):

Nely Galvez
Nely Galvez

Witness to Buyer(s)

L. Salter
L. SALTER

C E Ruder

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

Schedule A

That portion of Section 34, Township Two (2) South, Range Thirty (30) West, described as follows: Commencing at the permanent reference monument at the Southwest corner of the subdivision, "Jackson Hgts.", according to plat filed in Plat Book 1 at page 57 of the records of said County; thence south sixteen (16) degrees thirty (30) minutes East a distance of fifteen and 2/10 (15.2) feet; thence South seventy-two (72) degrees eleven (11) minutes West a distance of one hundred eighty-four and 3/10 (184.3) feet; thence North sixteen (16) degrees forty-six (46) minutes West a distance of thirty (30) feet for point of beginning; thence continue North sixteen (16) degrees forty-six (46) minutes West a distance of sixty-eight and 75/100 (68.75) feet; thence South seventy-four (74) degrees fifteen (15) minutes fifteen (15) seconds West a distance of one hundred thirty-four and 25/100 (134.25) feet; thence North sixteen (16) degrees forty-six (46) minutes West a distance of seventy-three and 62/100 (73.62) feet; thence South seventy-six (76) degrees fourteen (14) minutes West a distance of seventy-five and 09/100 (75.09) feet; thence South sixteen (16) degrees forty-six (46) minutes East a distance of one hundred fifty-two and 67/100 (152.67) feet; thence North seventy-two (72) degrees eleven (11) minutes East a distance of two hundred nine (209) feet to the point of beginning; together with a perpetual easement with right of ingress and egress to the above described property in to and over four lanes each thirty (30) feet wide, in , over, through, and across a portion of said Section Thirty-four (34), Township Two (2) South, Range Thirty (30) West, described as follows: The West line of one lane known as "Wiggins Avenue" extends North sixteen (16) degrees forty-six (46) minutes to an intersection with "Jackson Street" from a point referenced as follows: Commencing at the permanent reference monument at the Southwest corner of the subdivision, "Jackson Heights" according to the survey and plat of the same filed in Plat Book 1 at Page 57 of the said County; thence South sixteen (16) degrees thirty (30) minutes East fifteen and 2/10 (15.2) feet; thence South seventy-two (72) degrees eleven (11) minutes West one hundred eighty-four and 3/10 (184.3) feet; the South line of another lane known as "South Lane" extends from said referenced point South seventy-two (72) degrees eleven (11) minutes West to the East right of way line of the Frisco Railroad right of way; another lane known as "Frisco Circle" extends from the Western terminus of South Lane Northward with the East right of way line of the Frisco Railway to an intersection with Jackson Road with the East right of way line of the Frisco Railroad as its Western boundary; another lane known as "Gaffney Street" extends South eighty (80) degrees twenty-eight (28) minutes West from a point on the above described West line of Wiggins Avenue three hundred five (305) feet North from the Southern terminus to an intersection with Frisco Circle; all in accordance with plat drawn by C.H. Overman, C.E. on October 10, 1941, showing the above described lanes and the property above conveyed, copy of which said plat is attached to deed from J.F. Gaffney and wife to A.C. Wiggins recorded in Deed Book 168 at page 242 of the public records of said County.

Less property described in Official Records Book 2186, Page 755 and Official Records Book 1699, Page 188.

15.00
35.00

This Warranty Deed

OR BK 4264 PGO 172
Escambia County, Florida
INSTRUMENT 98-488865

Made this 22nd day of May A.D. 19 98
by Irene N. Moore, a single woman

DEED REC STAMPS PD & REC CO \$ 35.00
06/02/98 ERNIE LEE WARD, CLERK
By: *[Signature]*

hereinafter called the grantor, to
Nely Galvez

whose post office address is: 5127 W. Jackson Street
Pensacola, Fl 32506

Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 342S300950000026

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: LINDA G. SALTER
[Signature]
Name: C. L. Rube

[Signature]
Name & Address: Irene N. Moore LS

Name & Address: LS

Name: Name & Address: LS

Name: Name & Address: LS

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 22nd day of May, 19 98, by Irene N. Moore, a single woman

who is personally known to me or who has produced her drivers license as identification.

[Signature]

Print Name:
Notary Public
My Commission Expires:

PREPARED BY: Linda G. Salter
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 98-007135

LINDA G. SALTER
"Notary Public State of FL"
Comm. Exp. June 17, 1999
Comm. No. CC 461536

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-07-2014

TAX ACCOUNT NO.: 07-1261-000

CERTIFICATE NO.: 2011-4564

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Nely Galvez
3001 Rothschild Dr.
Pensacola, FL 32503

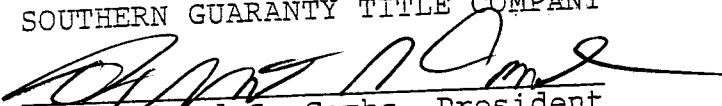
Unknown Tenants
401 Wiggins Ave.
Pensacola, FL 32505

Wilmington Trust FSB, as Owner Trustee
c/o Walter Mortgage Co.
P.O. Box 31601

Tampa, FL 33631-3601

Certified and delivered to Escambia County Tax Collector,
this 23rd day of October, 2013.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10970

October 15, 2013

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Mortgage executed by Nely Galvez to Jim Walter Homes, Inc., dated 02/18/1999 and recorded in Official Record Book 4397 on page 1656 of the public records of Escambia County, Florida. given to secure the original principal sum of \$50,460.00. Assignment to Wilmington Trust FSB, as owner Trustee recorded in O.R. Book 6448, page 417.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$48,449.00. Tax ID 07-1261-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10970

October 15, 2013

342S300950000026 - Full Legal Description

BEG AT SW COR OF JACKSON HTS S 16 1/2 DEG E 15 2/10 FT S 72 DEG W 184 3/10 FT N 16 DEG 46 MIN W 30 FT FOR POB CONTINUE N 16 DEG 46 MIN W 68 75/100 FT S 74 DEG 15 MIN W 134 25/100 FT N 16 DEG 46 MIN W 73 62/100 FT S 76 DEG 14 MIN W 75 9/100 FT S 16 DEG 46 MIN E 152 67/100 FT N 72 DEG 11 MIN E 209 FT TO POB OR 4264 P 172 E1/2 OF LT 26 AND LTS 27 29 OF UNRECORDED PLAT PART OF LT 95 LESS OR 1699 P 188 ODELL LESS OR 2186 P 755 LEE PLAT DB 128 P 575 CA 167

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10970

October 15, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 10-15-1993, through 10-15-2013, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Nely Galvez

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

October 15, 2013

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PPF HOLDINGS III LTD holder of Tax Certificate No. 04564, issued the 1st day of June, A.D., 2011 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071261000 (14-474)

The assessment of the said property under the said certificate issued was in the name of

NELY GALVEZ

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of July, which is the 7th day of July 2014.

Dated this 5th day of June 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

NELY GALVEZ
3001 ROTHSCHILD DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

401 WIGGINS AVE 32505



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04564 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 5, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NELY GALVEZ 3001 ROTHSCHILD DR PENSACOLA, FL 32503	NELY GALVEZ C/O TENANTS 401 WIGGINS AVE PENSACOLA FL 32505
WILMINGTON TRUST FSB AS OWNER TRUSTEE C/O WALTER MORTGAGE CO PO BOX 31601 TAMPA FL 33631-3601	

WITNESS my official seal this 5th day of June 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

NELY GALVEZ
3001 ROTHSCHILD DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-474

3H4LX74A10KFKSJYVC2YMF RETURN OF SERVICE

Document Number: ECSO14CIV024923NON

Agency Number: 14-008615

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04564, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NELY GALVEZ

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/5/2014 at 10:16 AM and served same on NELY GALVEZ , in ESCAMBIA COUNTY, FLORIDA, at 8:15 AM on 6/10/2014 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JENNIFER SHELDRIK, DAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


L. LITTLEJOHN, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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Post Property:

401 WIGGINS AVE 32505



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-474

3H4LX74A10KFKSJYVC2YMF RETURN OF SERVICE

Document Number: ECSO14CIV024905NON

Agency Number: 14-008565

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #04564 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NELY GALVEZ

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/5/2014 at 10:12 AM and served same at 7:33 AM on 6/6/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER INSTRUCTONS FROM CLERK'S OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

P. Wise 925

P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

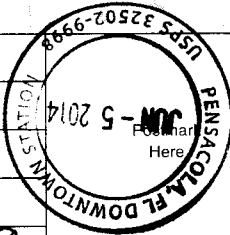
Printed By: DLRUPERT

7013 2630 0000 0141 3832

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Sent To: NELY GALVEZ [14-474]
C/O TENANTS
401 WIGGINS AVE
PENSACOLA FL 32503

PS For: Instructions

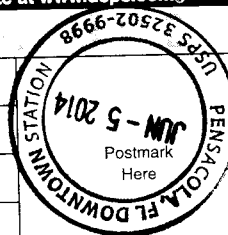


7013 2630 0000 0141 3917

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Sent To: NELY GALVEZ [14-474]
3001 ROTHSCHILD DR
PENSACOLA, FL 32503

PS For: Instructions

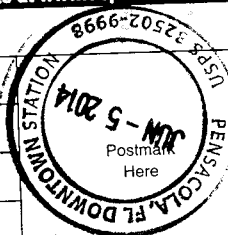


7013 2630 0000 0141 3849

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Sent To: WILMINGTON TRUST FSB AS OWNER
TRUSTEE [14-474]
C/O WALTER MORTGAGE CO
PO BOX 31601
TAMPA FL 33631-3601

PS For: Instructions



11/4564

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILMINGTON TRUST FSB AS OWNER
TRUSTEE [14-474]
C/O WALTER MORTGAGE CO
PO BOX 31601
TAMPA FL 33631-3601

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

JUN 09 2014

3. Service Type

☒ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 3849

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NELY GALVEZ [14-474]
3001 ROTHSCHILD DR
PENSACOLA, FL 32503

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

6/6/14

3. Service Type

☒ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 3917

PS Form 3811, July 2013

Domestic Return Receipt

11/4564

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COM
OFFICIAL RECORDS DIVISIO
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

CERTIFIED MAIL™



7013 2630 0000 0141 3832

neopost

06/05/2014

US POSTAGE

\$06.48

ZIP 32502

041L11221094

6/5/14

NELY GALVEZ [14-47

C/O TENANTS NIXIE

401 WIGGINS AVE

PENSACOLA FL 3250

322 DE 1009 0006/09/14

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 32591033333

*2087-04213-05-41

32591033333

11/4561